



## PLANNING AHEAD



### BUILD CREDIT AND UNDERSTAND CREDIT

- ☐ Build a credit history. This will help you when you rent or purchase your first home.
- ☐ Have your name on bills and pay them on time.
- ☐ Open a bank account. Have joint signatures if needed.
- ☐ Save money and shop wisely.



### INCREASE INDEPENDENCE

- ☐ Do as much for yourself as you can. Build on current skills and learn new skills. The skills you learn will help you in your current and future housing situation and may transfer to employment skills and create employment opportunities. Help out with cooking, cleaning, and household maintenance.
- ☐ Utilize assistive technology to increase your independence. Examples a ramp, special height counters, lighted doorbell signals, special door handles, handrails, grab bars, etc.
- ☐ Make a list of other supports you will need in your home. Research and connect to resources that can support you in reaching your housing goals. Your list may include personal care tasks, cooking, cleaning skills, shopping skills, money management skills, etc. Resources may be agencies who deliver meals or groceries to the home, maid service, Medicaid personal care, a payee who can pay your bills for you etc.



### DECIDE WHERE YOU WANT TO LIVE

- ☐ Do you want to live with your family? For how long?
- ☐ Do you want to live by yourself or with friends, and if so which friends?
- ☐ Would you live in an apartment, house, duplex, condo, etc?
- ☐ Would you rent or own your living space?
- ☐ Where will your home be located? It is helpful to have your home close to your support network including your family and friends. It is equally important to be close to services including doctor's office, grocery store, recreation and leisure, work, transportation etc...
- ☐ If you use public transportation, make sure your home is on a regular bus line.



**I plan to live:**

**Here is a list of my household skills:**

**Household skills I would like to learn:**

**Accommodations to increase my independence:**



# FINDING AFFORDABLE HOUSING

TYPES OF HOUSING AND SUPPORT AVAILABLE

THROUGH THE DEVELOPMENTAL DISABILITIES ADMINISTRATION (DDA)



[www.dshs.wa.gov/DDA](http://www.dshs.wa.gov/DDA)



Your DDA case manager can provide information on housing options and connect you to a variety of supports and services based on eligibility and available funding. These may include :

**MEDICAID PERSONAL CARE (MPC)** MPC is provided by an individual provider or agency to assist with activities such as bathing, dressing, eating, meal preparation, housework, and travel to medical services. This service is provided in your home or adult family home. Clients must meet financial eligibility for Medicaid and functional eligibility for the MPC Program.

**ADULT FAMILY HOMES (AFH)** Adult family homes are licensed by the state and located in residential neighborhoods and can serve up to six individuals. The AFH provides a room, meals, laundry, supervision, and varying levels of assistance and care. Occasional nursing care and/or specialized care for individuals with mental health issues, developmental disabilities or dementia are also offered by some Adult Family Homes. If you are interested in an Adult Family Home placement, contact your Developmental Disabilities Administration (DDA) case manager **425-339-4833** or Home and Community Services **425-339-4010**. The [Adult Family Home Finder](#) can help search for available homes: <https://fortress.wa.gov/dshs/adsaapps/lookup/AFHPubLookup.aspx>

**ADULT RESIDENTIAL CARE (ARC)** An ARC is a group living setting that can provide assistance with medication management and personal care. Residents who require monitoring for their own safety may receive limited supervision. Contact your DDA case manager **425-339-4833**

**SUPPORTED LIVING SERVICES** Supportive Living Services is a Developmental Disabilities Administration (DDA) residential program. **Eligibility criteria vary and funding is limited.** Supportive living provides instruction and support to persons living in their own homes in the community. Supports may vary from a few hours a month to 24 hours a day of one-to-one support. Clients pay for their rent, food and other personal expenses. DDA contracts with private agencies to provide services. Contact your DDA case manager **425-339-4833**

## WEBSITES THAT MAY BE HELPFUL

- Apartment Finder: Individuals with limited income may obtain a list of affordable housing units from the Everett or Snohomish County Housing Authorities and/or go to [www.aptfinder.org](http://www.aptfinder.org) Click on senior/disabled housing. You can search by city, county and type of housing, such as housing for an individual, family, for a senior, or for a person with a disability. Generally, no more than 30% of the annual income is required for rent. For eligibility requirements and rent amounts contact the manager for each of the complexes shown on the affordable housing list.
- **Partners 4 Housing** Collaborates with families to discover housing opportunities and resources. [www.partners4housing.com](http://www.partners4housing.com)
- **Parkview Services** provides purchase assistance to first-time homebuyers with household incomes at or below 80% of the area median income. At least one person in household must have a disability. Agency provides homebuyer education and financial counseling as part of the program. [www.parkviewservices.org](http://www.parkviewservices.org) **206-542-6644**
- Arc of Snohomish County Provides housing information. [www.arcsno.org](http://www.arcsno.org) **425-258-2459**



## FINDING AFFORDABLE HOUSING



### WHAT TYPES OF RENTAL ASSISTANCE OR SUBSIDIZED HOUSING IS AVAILABLE?

Low income families may qualify for rental assistance or subsidized housing units that require no more than 30% of their annual income for rent. The US Department of Housing and Urban Development (HUD) administers various housing programs for low income families. For example, local public housing agencies provide both rental assistance and subsidized housing units (on a waiting list basis). Families generally pay 30% of their income (including wages, TANF, Child Support, Social Security, etc.) toward rent and utilities.

#### THERE ARE TWO TYPES OF HOUSING ASSISTANCE PROGRAMS MANAGED BY HOUSING AUTHORITIES:

1. HOUSING CHOICE VOUCHERS/TENANT BASED SECTION 8
2. SENIOR AND DISABILITY HOUSING/ LOW INCOME PUBLIC HOUSING

#### HOUSING CHOICE VOUCHERS/TENANT BASED SECTION 8

- Individuals who are issued vouchers are responsible for locating suitable housing where the owner agrees to rent under the Section 8 program and the residence meets all health and safety standards.
- Recipients may use the voucher to rent from any private market landlord whose rent is considered reasonable in accordance to HUD guidelines. Subsidies are paid directly to the landlord on behalf of the individual.
- The individual is required to pay the difference between the actual rent and the amount subsidized by the program. Recipients may keep their voucher as long as they continue to qualify, follow program rules, and remain eligible.
- The voucher moves with recipients as they move to any housing authority approved unit (anywhere in the United States).
- There may be additional vouchers you may qualify for such as the Young Disabled Adult Vouchers, which is set aside for people with disabilities who are under age 62. The wait list for this voucher may be shorter than the Section 8 waiting list. Apply for both.

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#### SENIOR AND DISABILITY HOUSING/ LOW INCOME PUBLIC HOUSING

- **Subsidized Housing:** The units are owned and managed by a housing authority. Qualifying individuals pay 30% of their income to rental unit landlords. When the individual moves out of the rental unit, the subsidy remains with the unit for the next family moving in.
- **Senior and Disability Housing / Project-based Section 8:** Project-based housing is attached directly to a rental unit and does not follow an individual when they move. Individuals successfully meeting requirements and maintaining "good standing" for a 12-month period may remain in the program or can request a moving voucher conversion to a Tenant-Based Section 8 Voucher (see above) and can rent from a private market landlord.



## AFFORDABLE HOUSING



### WHERE DO I APPLY FOR RENTAL ASSISTANCE OR SUBSIDIZED HOUSING?

- There are two local housing authorities in Snohomish County that administer several housing subsidy programs. Check out their websites for up to date information on programs and the application process. When completing the application process clearly identify your disability and the supports you may receive.
- Consider applying for any programs for which you or your family may be eligible. Ask which programs have or do not have waiting lists and how long the wait might be.

#### HOUSING AUTHORITY OF SNOHOMISH COUNTY (HASCO) 425-290-8499 [www.hasco.org](http://www.hasco.org)

Provides rent subsidies and public housing for persons who meet eligibility requirements and live in Snohomish County. Request a current list of subsidized and affordable housing. The Section 8 and Low Income Public Housing waiting list can be very long. To remain on a wait list, be sure and provide timely updates and address changes.

#### EVERETT HOUSING AUTHORITY 425-258-9222 [www.evha.org](http://www.evha.org)

- Provides rent subsidies and public housing in Everett and throughout Snohomish County for persons who meet program eligibility requirements. Contact EHA to request a current list of subsidized and affordable housing.
- Complete the application and clearly identify your disability as well as any supports you may receive. Application requires a financial statement, SSI verification and possible medical information from your doctor verifying your disability. Ask for a Young Disabled Application Packet, clearly identify your disability, and make a copy for your records. The wait list is long and it may be several years before you are contacted. Be sure to check in with the housing authority at least once every six months and notify them if your contact information changes.

### HOW DO I REQUEST A REASONABLE ACCOMMODATION?

- Active participants in one of the above housing programs may request an *exception to the rule* of the Section 8 or Low Income Public Housing Program, based on special needs for individuals with disabilities. Examples of reasonable accommodations may include:
- **Live-in Care Provider:** When an individual's doctor determines a live-in care provider is needed, an extra bedroom to accommodate a live-in care provider may be requested. The live-in care provider's income will not be included when determining your rent portion.
- **Shared Housing:** Individuals with a Section 8 voucher sharing a house or apartment with someone who does not have a voucher, or when multiple people with vouchers share a house or apartment.
- **Renting from a Relative:** Renting from a relative is not allowed for an individual with a Section 8 voucher. If you have a disability and support needs you may request an accommodation.

### MAINTAINING A HOME

- If you rent, be aware of landlord and tenant rights and responsibilities. Take care of your home.
- Connect to services and supports to help you in your home.
- If you need direct physical assistance for your personal care needs and receive Medicaid contact DSHS/DDA and ask about Medicaid Personal Care (MPC). **425-339-4833**
- Remain connected with your support network and maintain healthy relationships.
- Take necessary precautions to remain safe.